



FOR SALE BY INFORMAL TENDER

AGRICULTURAL LAND FORMING PART OF CROES ROBERT FARM BUNGALOW, TRELLECK, MONMOUTHSHIRE, NP25 4PJ

Approximately 18.88 acres of productive pasture land located within close proximity of the sought after village of Trelleck, Monmouthshire.

**CLOSING DATE FOR INFORMAL TENDERS:
MONDAY 17TH JUNE 2024 - 12 NOON**

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726



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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



AGRICULTURAL LAND AT TRELLECK, MONMOUTHSHIRE, NP25 4PJ

An exciting opportunity to acquire prime agricultural land located close to the sought after village of Trelleck, situated between the historic and established towns of Monmouth and Chepstow.

- **Roadside frontage and within less than one mile of the village of Trelleck and the B4293.**
- **Divided into four good size and flat enclosures with stock proof fencing, established hedgerows and trees.**
- **Tranquil location with stunning views across the Monmouthshire countryside.**
- **Of interest to adjoining landowners, equestrian users or those seeking environmental enhancement or carbon sequestration.**

DESCRIPTION

A useful block of approximately 18.88 acres of productive grass leys which is predominantly level and north facing. The well maintained land is divided into four secure enclosures with stockproof fencing, trimmed hedgerows and established trees.

The land is ideal for grazing livestock and has potential for recreational use or environmental enhancement (STPP).

METHOD OF SALE

The property is offered for sale by Informal Tender.

Tenders are to be submitted in writing on the Tender Form to the Agents office by no later than midday on Monday 17th June 2024. Tender forms can be obtained from the Agents office. Please note the Vendors reserve the right not to accept the highest, or any, tender.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

SERVICES

There are no mains services connected to the land. The existing water troughs will be disconnected, prospective purchasers will need to make their own enquiries with regard to establishing a new mains water connection.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

LOCAL PLANNING AUTHORITY

Monmouthshire County Council
County Hall, Rhadyr, Usk, Monmouthshire, NP15 1GA
Tel: 01633 644880

DIRECTIONS

Sat Nav: NP25 4PJ (the property will be identified with a Williams Associates "For Sale" board).



spades.syndicate.roadshow

MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your tender:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

VIEWINGS

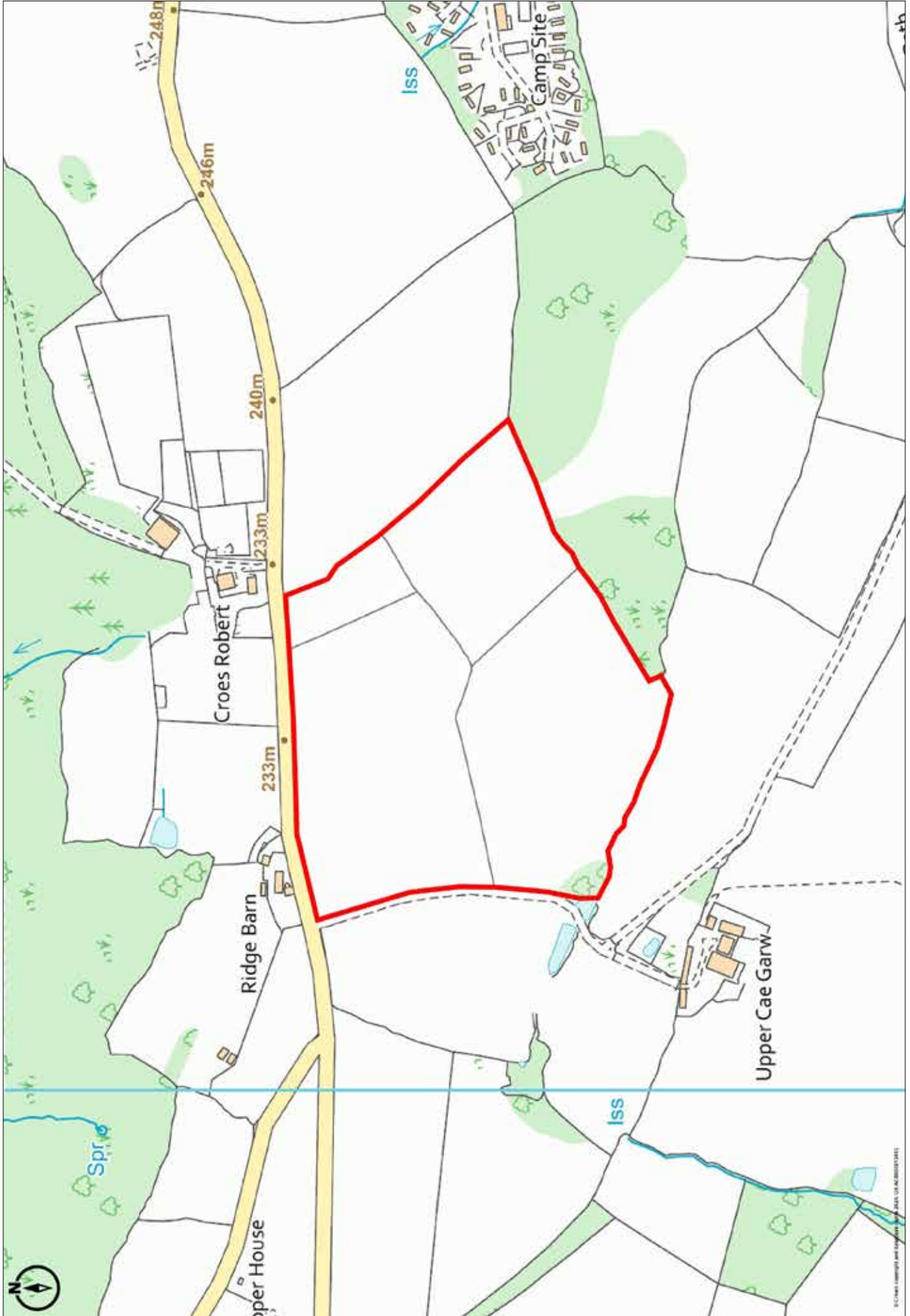
Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams, Eifion Morgan or Sally Bigley

NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.



INFORMAL TENDER - SUBJECT TO CONTRACT
AGRICULTURAL LAND FORMING PART OF CROES ROBERT FARM
BUNGALOW, TRELLECK, MONMOUTHSHIRE, NP25 4PJ

Offers to be received by 12 noon on Monday 17th June 2024

Name of Prospective Purchaser(s): _____

Address: _____

_____ Postcode _____

Contact Name: _____

Telephone Number: _____

Mobile Number: _____

Email Address _____

**PLEASE DETAIL YOUR OFFER OVERLEAF AND SUBMIT TO THE AGENT'S OFFICE
BY MIDDAY ON MONDAY 17th JUNE 2024**

PLEASE MARK THE ENVELOPE

“LAND FORMING PART OF CROES ROBERT FARM BUNGALOW”

For Identification Purposes Only
Not to Scale

Approximately 18.88 acres
(land edged red on the plan below)



As identified in the property particulars:-

Agricultural Land Forming Part of Croes Robert Farm Bungalow, Trelleck, Monmouthshire, NP25 4PJ

£ _____

In words: _____

Solicitor Name and Contact Details: _____

Postcode: _____

Telephone No: _____

Email address: _____

Proposed Method of Funding:

i.e: Cash, Mortgage or Requiring Bank Approval (or Combination)

MONEY LAUNDERING

As a result of anti-money laundering legislation, all persons submitting a tender should include a copy of the following documentation:-

1. Photo ID (e.g. Passport or Driving Licence).
2. Residency ID (e.g. current Utility Bill).

Signed: _____ Date: _____

Please Note: The Vendor reserves the right not to accept the highest offer, or any offer, put forward.

CHARTERED SURVEYORS – ESTATE & LAND AGENTS – AUCTIONEERS VALUERS

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